



**Zoning & Platting Commission  
October 21, 2014 @ 6:00 P.M.  
One Texas Center  
3<sup>rd</sup> Floor, Room 325  
505 Barton Springs Rd.  
Austin, TX 78704**

## **AGENDA**

Betty Baker – Chair  
Cynthia Banks – Secretary  
Sean Compton  
Jackie Goodman

Rahm McDaniel  
Gabriel Rojas - Parliamentarian  
Patricia Seeger – Vice-Chair

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

### **A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **B. APPROVAL OF MINUTES**

1. Approval of minutes from October 7, 2014.

## C. PUBLIC HEARINGS

### 1 Briefing/Update/Disussion/Action: **2014 Imagine Austin Comprehensive Plan Annual Report and Amendments**

Request: Briefing, update and discussion and action on the 2014 Imagine Austin Comprehensive Plan Annual Report and Amendments.

Staff Rec.: **Recommend**

Staff: Paul DiGiuseppe, 512-974-2865,  
[paul.digiuseppe@austintexas.gov](mailto:paul.digiuseppe@austintexas.gov);  
Planning and Development Review Department

### 2. **Rezoning: C14-2013-0113 - Lamar Center**

Location: 11421 & 11423 North Lamar Boulevard, Walnut Creek Watershed

Owner/Applicant: Rundberg Square, LLC (Son Thai)

Request: LR to GR

Staff Rec.: **Recommendation of GR-CO, with conditions**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

### 3. **Zoning: C14-2014-0041 - New Tenant Project**

Location: 10300 Anderson Mill Road, Lake Creek Watershed

Owner/Applicant: FN Corporation (Neelam Jan)

Agent: Bennett Consulting (Jim Bennett)

Request: I-SF-2 to LR

Staff Rec.: **Recommendation Pending**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

### 4. **Rezoning: C14-2014-0037 - The Sealy**

Location: 801 West Wells Branch Parkway, Harris Branch Watershed

Owner/Applicant: Sealy & Company (Michael Sealy)

Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)

Request: IP-CO, GR-CO to GR

Staff Rec.: **Recommendation Pending**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

5. **Rezoning:** **C14-2014-0081 - Hetherly Tract**  
 Location: 11821-12124 South IH 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherly, Jr.)  
 Agent: Graves, Dougherty, Hearon & Moody, PC (Peter Cesaro)  
 Request: CS-MU-CO to CS-MU-CO, to change a condition of zoning  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
 Planning and Development Review Department
6. **Zoning:** **C14-2014-0154 - 13561 Pond Springs**  
 Location: 13561 Pond Springs Road, Lake Creek Watershed  
 Owner/Applicant: Velda B. Wyche  
 Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)  
 Request: I-RR to GR-CO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department
7. **Rezoning:** **C14-2014-0108 - Tech Ridge**  
 Location: 13001 Center Lake Drive, Walnut Creek Watershed  
 Owner/Applicant: Centerstate 99, Ltd. (Steve Mattingly)  
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
 Request: LI-PDA to LI-PDA, to change conditions of zoning  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department
8. **Rezoning:** **C14-2014-0114 - 11712 North Lamar Rezoning**  
 Location: 11712 North Lamar Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Sheahan Business Center (Dennis W. Sheahan)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: LO to CS  
 Staff Rec.: **Recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with conditions.**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department

**9. Rezoning: C14-2014-0144 - Loma Verde Residential**  
Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Tract 1: GR to SF-6 and Tract 2 LR to SF-4A  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

**10. Rezoning: C14-2014-0145 - Loma Verde Residential**  
Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: RR to SF-4A  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

**11. Rezoning: C14-2014-0146 - Loma Verde Residential**  
Location: 6917 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LR to SF-4A  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

- 12. Rezoning: C14-2014-0147 - Loma Verde Residential**  
Location: 6917 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: RR to SF-4A  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
- 13. Rezoning: C14-2014-0130 - Thaxton Properties, Inc.**  
Location: 7930 Thaxton Road, Onion Creek Watershed  
Owner/Applicant: Thaxton Properties, Inc. (Mustaquil Momin)  
Agent: Throrer Design (Ron Throrer)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
- 14. Zoning: C14-2014-0153 - The Enclave at Oak Parke**  
Location: 10301 - 10317 Salmon Drive, Slaughter Creek Watershed-Barton Springs Zone Watershed  
Owner/Applicant: Mark Alan Cunningham  
Agent: Frie Planning, Development & Construction, LLC (Ross Frie)  
Request: I-RR; I-SF-2 to SF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

- 15. Final Plat without Preliminary - Variances Only:** **C8-2013-0177.0A - Tabrizi Subdivision**
- Location: 4316 Far West Blvd., Bull Creek Watershed  
 Owner/Applicant: Ali Tabrizi  
 Agent: Bennett Consulting (Jim Bennett)  
 Request: Approve Variances: (1) LDC 25-8-302(A)(1) – To allow the construction of a building on a slope greater than 25%. (2) LDC 25-8-301 – To allow the construction of a driveway on a slope greater than 15%. (3) LDC 25-8-281(C)(1)(a) – To allow for the reduction of the buffer zone established around a critical environmental feature from the code required 150 feet to the following: CEF(Seep) to 75 feet. (4) LDC 25-8-423(B)(1) – To allow impervious cover greater than 30% of the net site area (.0072 acres/313 square feet) allowed in a Water Supply Suburban watershed not to exceed 293% (.0702 acres/3,058 square feet).
- Staff Rec.: **Not Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Jim Dymkowski, 512-974-28975, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov);  
 Planning and Development Review Department
- 16. Final Plat without Preliminary:** **C8-2014-0003.0A - Matthews Park Subdivision**
- Location: Albert Road (at Matthews Lane), Boggy/Williamson Creek Watersheds  
 Owner/Applicant: Weekly Homes, LLC (Ian Dietrich)  
 Agent: Chan & Partners Consulting Engs. (Tom Curran)  
 Request: Approve a final plat of 10 lots on 2.1662 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Planning and Development Review Department
- 17. Final Plat - Resubdivision:** **C8-2013-0193.0A - SPM Block A Lot 28; Resubdivision**
- Location: 801 Taft Lane, Slaughter Creek Watershed  
 Owner/Applicant: SP Meadows West, Ltd (Daniel Frey)  
 Agent: Cunningham-Allen, Inc. (Rafael Beckmann)  
 Request: Approval of the SPM Block A Lot 28; Resubdivision composed of 2 lots on 14.942 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

- 18. Preliminary Plan: C8-2013-0190 - South Congress Commercial Park**  
Location: 8900 S Congress Avenue, Onion Creek Watershed  
Owner/Applicant: Capital City Warehousing, LP (Bert Pence)  
Agent: RPS (Dale Gray)  
Request: Approval of the South Congress Commercial Park composed of 4 lots on 10.26 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
- 19. Final Plat - Resubdivision: C8-2013-0175.0A - Valley View Subdivision**  
Location: 3809 Valley View Road, West Bouldin Creek Watershed  
Owner/Applicant: Group Investments Holdings (Randy Dozeman)  
Agent: Site Specifics (John Hussey)  
Request: Approval of the Valley View Subdivision composed of 13 lots on 1.64 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
- 20. Resubdivision: C8-2014-0051.0A - Resubdivision of Portions of Lot 7 & 8, Block B, Eubank Acres Sec. 1**  
Location: 700 West Scurry Street (W. Scurry St. & N. Lamar Blvd.), Walnut Creek Watershed  
Owner/Applicant: Tech Realty Investments, LLC. (Saeed Igbal)  
Agent: Landmark CES (Javier Barajas)  
Request: Approve the resubdivision of portions of 2 lots into one lot on 0.434 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department

- 21. Final Plat with Preliminary: C8-2014-0136.1A - Cottages at Beaver Creek**  
 Location: 300 East Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Sealy & Company (Michael Sealy)  
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Divine)  
 Request: Approval of the Cottages at Beaver Creek composed of 177 lots on 42.65 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 22. Final Plat with Preliminary: C8-06-0133.02.1A.SH - Goodnight Section Two**  
 Location: East Slaughter Lane, Onion Creek Watershed  
 Owner/Applicant: Austin Goodnight Ranch (David C. Mahn)  
 Agent: Civile (Lawrence M. Hanrahan)  
 Request: Approval of the Goodnight Section Two composed of 118 lots on 29.491 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 23. Final Plat: C8-2014-0184.0A - Parmer Crossing**  
 Location: 13910 North FM 620 Road, Lake Creek Watershed  
 Owner/Applicant: Liberty Bankers Life Insurance (Bradford A. Phillips)  
 Agent: Pulte Group Central TX Division (Stephen Ashlock)  
 Request: Approval of the Parmer Crossing composed of 2 lots on 33.99 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 24. Final Plat with Replat: C8J-2014-0187.0A - Paradigm Metals Final Plat; with Replat**  
 Location: 801 West Wells Branch Parkway, Gilleland Creek Watershed  
 Owner/Applicant: Peripheral Investment (Joe Caihoun)  
 Agent: Garrett-Ihnen Civil Engineering (Norma Divine)  
 Request: Approval of the Paradigm Metal Final Plat; with Replat composed of 2 lots on 9.04 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 25. Final Plat with Preliminary: C8-2013-0181.1A - Great Hills Golf Course Two Final Plat**  
 Location: 5914 Lost Horizon Drive, Bull Creek Watershed  
 Owner/Applicant: Great Hills Golf Club of Austin Inc (Larry Harper)  
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)  
 Request: Approval of the Great Hills Golf Course Two Final Plat composed of 7 lots on 55.76 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and action on setting a date for a Joint Work Session with Planning Commission.

## **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.